

# \$509,900 - 694 Ward RD

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## Listing ID: M159067

**\$509,900**

3 Bedrooms, 3 Bathrooms, 4787 square feet  
Single Family

694 Ward RD, Cocagne, New Brunswick,  
E4R3N4

Exceptional Single-Owner Home on One Acre of land! Step into comfort and style with this beautifully maintained home, boasting two heated double garages and a sprawling acre of land. As the sole property of only one meticulous owner, every corner reflects quality upgrades and thoughtful care over the years. Upon entry, you are greeted by a spacious living room with an open concept design, leading into a dining area and a kitchen beautifully updated in 2014, offering plenty of storage cabinets and crafted to create the perfect environment for both family gatherings and formal entertaining. To the left, you will find two cozy bedrooms and a well-appointed 4-PC bathroom. Additionally, a third bedroom has been transformed in 2021 into an en suite luxurious bathroom, complete with extensive cabinetry providing ample storage for clothing and other essentials. This level is completed with a laundry room and a heated mudroom that offers access to both the garage and the second entrance of the house. The basement is fully finished and features a large family room with bright windows, a wood stove, and a door leading to the backyard. It also includes a bedroom, a 3-PC bathroom, and an extra room that can be utilized as a gym, office, or whatever

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suits your needs. Recent Major Updates:  
Insulated main garage (ceiling and walls)  
completed in 2019, New 24x24 insulated  
garage built in 2020 with a mini-split and  
MUCH MORE!!! Book your showing  
NOW. This gem will not stay on the market  
long! (id:24320)

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